Castle Grange

Castle Grange is a development of 2, 3, and 4-bedroom homes and 1 & 2-bedroom apartments, located in Ebbsfleet, Kent.

THE ARTISAN COLLECTION

Bellway

A well-connected community with space to grow

Contemporary comfort with outstanding connections

Nestled in the heart of Ebbsfleet Garden City, Castle Grange offers a stylish range of energy-efficient 1, 2, 3 & 4 bedroom homes within a thoughtfully planned neighbourhood. With contemporary interiors, landscaped surroundings and convenient green spaces, this desirable new community has been designed for modern life. Whether you're taking your first steps on the property ladder, raising a family or seeking a commuter-friendly base, Castle Grange presents the perfect blend of peaceful surroundings and exceptional access to London and beyond.

Everything on your doorstep

Shopping, entertainment and city excitement

Castle Grange places daily essentials within easy reach. It's a short cycle ride to Castle Hill, where you will find a convenience store, pharmacy, coffee shop and more.

For everything else, Bluewater Shopping Centre is a five-minute drive away. Hosting over 300 stores and more than 50 places to eat, options range from global brands to boutique outlets, cosy cafés and family-friendly restaurants.

Those seeking entertainment are equally well catered for. Bluewater is home to a multi-screen cinema, adventure golf, trampoline parks and even England's longest zip wire, while Swanscombe Leisure Centre and Cygnet Leisure Centre offer swimming, fitness classes and indoor sports just minutes from home. The nearby towns of Dartford and Gravesend both add to the mix with theatres, cinemas and other venues for evenings out.

Outdoor space is provided by landscaped parks, play areas and Castle Hill Lakes, all of which are on your doorstep. Furthermore, the surrounding Ebbsfleet Garden City masterplan includes more than 50 planned parks and green spaces to enjoy. Alternatively, take a walk along the Thames, with Greenhithe and Swanscombe Marshes providing places to relax and explore by the water.

Families at Castle Grange benefit from a wealth of educational options, with well-regarded primary schools located nearby. Secondary schools including Ebbsfleet Academy and Northfleet Technology College are within easy reach, along with Dartford and Gravesend Grammar Schools.

Castle Grange is ideal for London commuters. Ebbsfleet International station is just seven minutes away by road and provides high-speed services to London St Pancras in less than 20 minutes. Swanscombe Station, also around seven minutes away, offers additional connections to London terminals including Charing Cross, London Bridge and Liverpool Street.

The local bus network links residents to Bluewater, Dartford and Gravesend with ease, while the A2 and M25 are just minutes away by car, connecting you to the rest of Kent, London and beyond. For international travel, London City and Gatwick Airports are both under 40 minutes away by road.

Development plan

Apartments

Gate House
1 Bedroom
Deal - Plot 1
Hythe - Plot 2

2 Bedroom
Walmer - Plots 3, 5 & 7
Denton - Plots 4, 6 & 8

Templar House
1 Bedroom
Romney - Plot 9
Cliffe - Plot 10

2 Bedroom
Pluenchurch - Plots 11, 13 & 15

1 Bedroom Homes

The Chalk
Plots 17, 18, 19 & 20

2 Bedroom Homes

The Higham
Plots 21, 22, 23 & 24

3 Bedroom Homes

The Goudhurst
Plots 31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 45, 46, 47 & 48

4 Bedroom Homes

The Sissinghurst
Plots 25, 26, 27, 28, 29, 30, 37, 38, 39, 40, 49, 50, 51, 52, 53, 54, 55 & 56

Key to plan

v Visitor parking

b/s External bin store

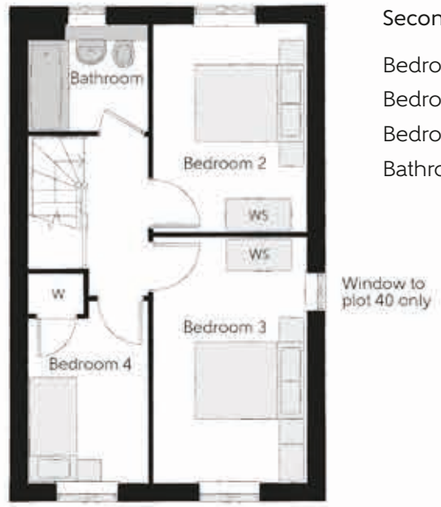
N

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

The Sissinghurst

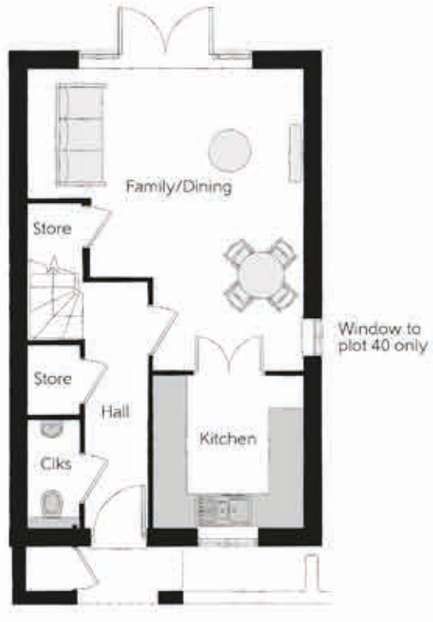
FOUR BEDROOM HOME

Bellway



Second Floor

Bedroom 2	4.41m x 2.73m	14'6" x 9'0"
Bedroom 3	3.76m x 2.73m	12'4" x 9'0"
Bedroom 4	3.28m (max) x 2.15m (max)	10'9"(max) x 7'1"(max)
Bathroom	2.13m x 1.92m	7'0" x 6'4"



Ground Floor

Family/Dining	5.43m x 4.97m	17'10" x 16'4"
Kitchen	2.73m x 2.71m	9'0" x 8'11"
Cloakroom	1.96m x 0.93m	6'5" x 3'1"

First Floor

Bedroom 1	4.26m (max) x 2.84m (max)	14'0" (max) x 9'4" (max)
Living Room	4.97m (max) x 3.90m (max)	16'4" (max) x 12'10" (max)
En suite	2.02m x 1.92m	6'8" x 6'4"

Clks - Cloakroom W - Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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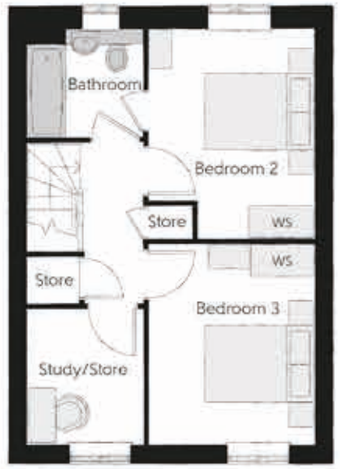
The Goudhurst

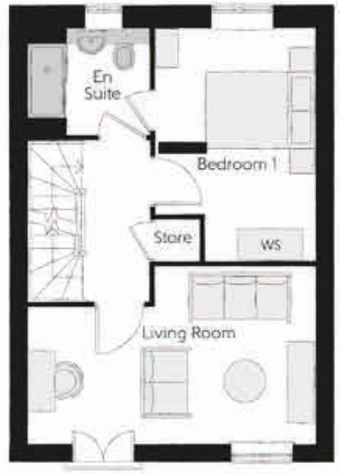
THREE BEDROOM HOME

Bellway



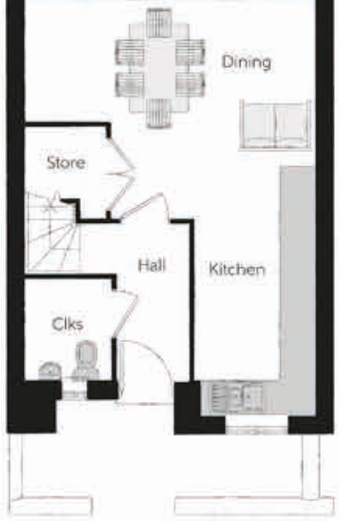
Second Floor

Bedroom 2	3.83m x 2.97m	12'7" x 9'9"
Bedroom 3	3.56m x 2.97m	11'8" x 9'9"
Study	2.42m x 2.11m	7'11" x 6'11"
Bathroom 2	2.09m x 2.01m	6'11" x 6'7"



First Floor

Living	5.17m (max) x 3.14m (max)	17'0" (max) x 10'4" (max)
Bedroom 1	4.24m x 2.90m	13'11" x 9'6"
En Suite	2.15m x 1.99m	7'1" x 6'6"



Ground Floor

Kitchen	4.42m (max) x 2.15m	14'6" (max) x 7'1"
Dining	5.17m x 3.06m	17'0" x 10'1"
Cloakroom	1.80m x 1.53m	5'11" x 5'0"

Clks – Cloakroom WS – Wardrobe Space (suggestion only, wardrobe not included)

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The Chalk

ONE BEDROOM HOME

Bellway

First Floor

Kitchen	2.40m x 2.22m	7'10" x 7'4"
Living/Dining	5.75m x 3.84m	18'10" x 12'7"
Bedroom	4.42m x 2.99m	14'6" x 9'10"
Bathroom	2.18m x 1.97m	7'2" x 6'6"

Clks – Cloakroom WS – Wardrobe Space (suggestion only, wardrobe not included)

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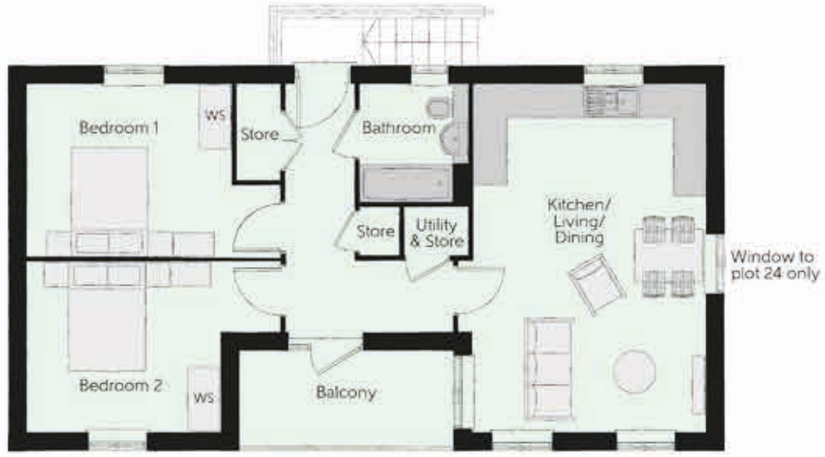
The Higham

TWO BEDROOM HOME

Bellway



First Floor

Kitchen/Living/Dining	4.27m x 2.43m	14'0" x 8'0"
Living/Dining	4.29m x 3.90m	14'1" x 12'10"
Bedroom 1	3.73m x 3.14m	12'3" x 10'4"
Bedroom 2	3.55m x 3.10m	11'8" x 10'2"
Bathroom	2.17m x 1.97m	7'1" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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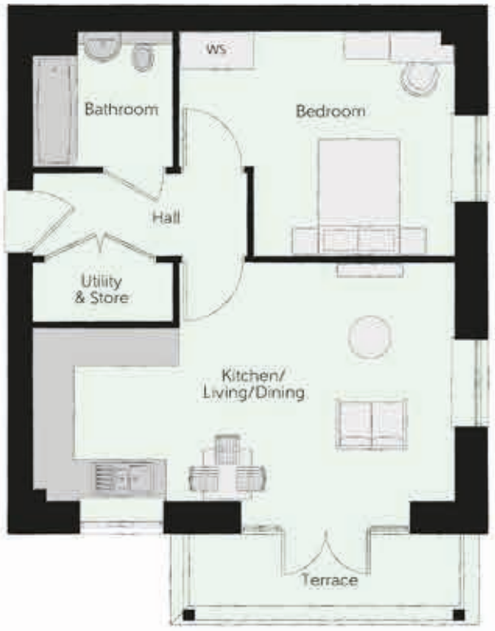
Gate House

ONE AND TWO BEDROOM APARTMENTS

Bellway

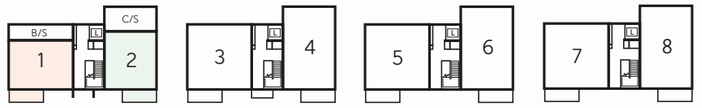
Deal – Plot 1

Kitchen/Living/Dining	6.24m x 3.86m	20'6" x 12'8"
Bedroom	4.48m x 3.04m	14'8" x 10'0"
Bathroom	2.17m x 1.97m	7'1" x 6'6"
Total area	**52.95 sq. m.**	**570 sq. ft.**



Hythe – Plot 2

Kitchen/Living/Dining	6.70m (max) x 3.78m (max)	22'0" (max) x 12'5" (max)
Bedroom	4.40m (max) x 3.61m (max)	14'5" (max) x 11'10" (max)
Bathroom	2.17m x 2.17m	7'1" x 7'1"
Total area	**50.72 sq. m.**	**546 sq. ft.**



Ground Floor First Floor Second Floor Third Floor

WS - Wardrobe Space (suggestion only, wardrobe not included)

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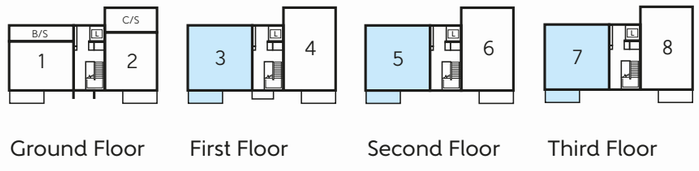
Walmer- Plots 3, 5 & 7

Kitchen	3.07m x 1.90m	10'1" x 6'3"
Living/Dining	4.96m x 3.51m	16'3" x 11'6"
Bedroom 1	4.20m x 2.90m	13'9" x 9'6"
Bedroom 2	3.51m x 3.38m	11'6" x 11'1"
Bathroom	2.22m x 1.97m	7'4" x 6'6"
En suite	2.09m x 1.58m	6'11" x 5'2"
Total area	**70.60 sq. m.**	**760 sq. ft.**



Ground Floor First Floor Second Floor Third Floor

WS - Wardrobe Space (suggestion only, wardrobe not included)

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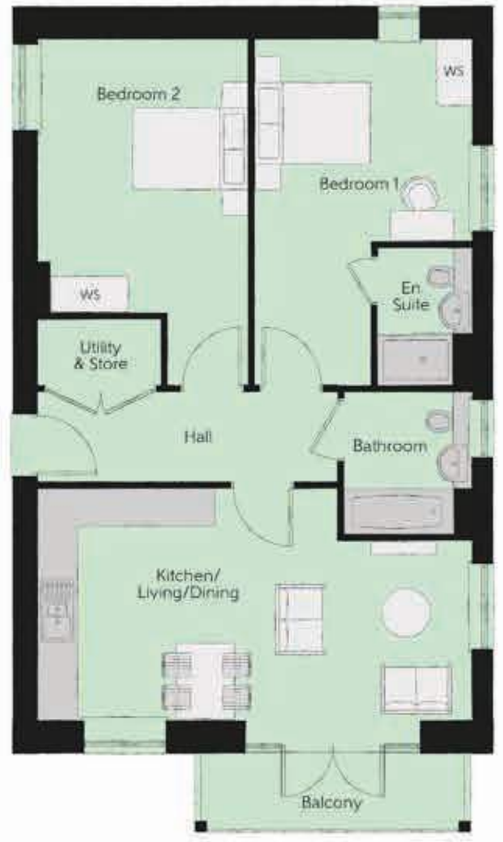
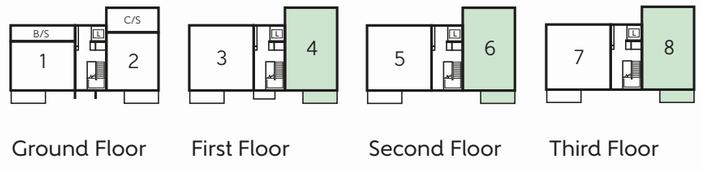


Denton - Plots 4, 6 & 8

Kitchen/Living/Dining	6.70m (max) x 3.75m (max)	22'0" (max) x 12'4" (max)
Bedroom 1	5.52m (max) x 3.36m (max)	18'2" (max) x 11'0" (max)
Bedroom 2	4.41m x 3.26m	14'6" x 10'8"
Bathroom	2.17m x 1.97m	7'1" x 6'6"
En suite	2.14m x 1.47m	7'0" x 4'10"
Total area	**73.67 sq. m.**	**793 sq. ft.**



Ground Floor First Floor Second Floor Third Floor

WS - Wardrobe Space (suggestion only, wardrobe not included)

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Templar House

ONE AND TWO BEDROOM APARTMENTS

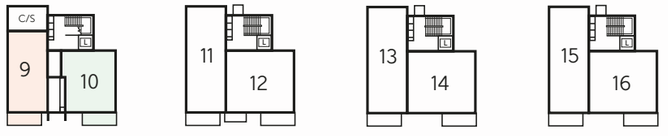
Bellway

Romney – Plot 9

Kitchen/Living/Dining	5.00m x 4.48m	16'5" x 14'9"
Bedroom	5.00m x 2.95m	16'5" x 9'8"
Bathroom	2.17m x 1.97m	7'1" x 6'6"
Total area	**54.90 sq. m.**	**591 sq. ft.**

Cliffe – Plot 10

Kitchen/Living/Dining	7.99m (max) x 3.25m (max)	26'3" (max) x 10'8" (max)
Bedroom	4.55m x 2.96m	14'11" x 9'9"
Bathroom	2.17m x 1.99m	7'1" x 6'6"
Total area	**54.06 sq. m.**	**582 sq. ft.**



Ground Floor | First Floor | Second Floor | Third Floor

WS – Wardrobe Space (suggestion only, wardrobe not included)

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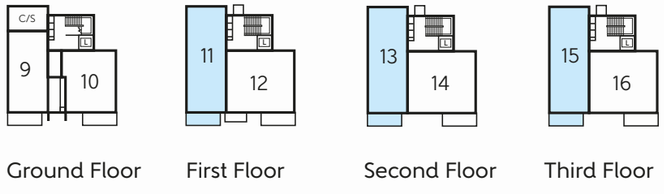
Dymchurch – Plots 11, 13 & 15

Kitchen/Living/Dining	5.00m x 4.97m	16'5" x 16'4"
Bedroom 1	4.41m (max) x 3.38m (max)	14'6" (max) x 11'1" (max)
Bedroom 2	4.49m (max) x 2.92m (max)	14'9" (max) x 9'7" (max)
Bathroom	2.15m x 1.99m	7'1" x 6'6"
En suite	2.11m x 1.53m	6'11" x 5'0"
Total area	**71.62 sq. m.**	**771 sq. ft.**



Ground Floor | First Floor | Second Floor | Third Floor

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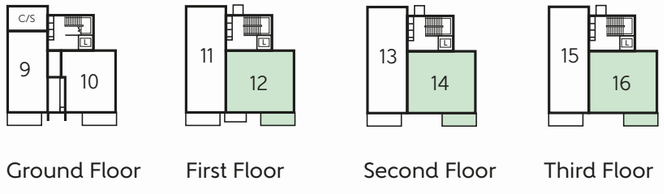
Sandwich – Plots 12, 14 & 16

Kitchen/Living/Dining	7.99m (max) x 3.25m (max)	26'3" (max) x 10'8" (max)
Bedroom 1	4.35m x 2.75m	14'3" x 9'0"
Bedroom 2	4.55m x 2.67m	14'11" x 8'9"
Bathroom	2.17m x 1.99m	7'1" x 6'6"
En suite	2.10m x 1.53m	6'11" x 5'0"
Total area	**72.74 sq. m.**	**783 sq. ft.**



Ground Floor | First Floor | Second Floor | Third Floor

WS – Wardrobe Space (suggestion only, wardrobe not included)

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House Specification

			1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FINISHES	**Entrance Doors:**	GRP Insulated Door	•	•	•	•
	Loft Hatch:	Loft Hatch - Hinged Drop Down ▼ ♤♤	•	•	•	•
	Ceilings:	Crown White Matt Emulsion	•	•	•	•
	Walls:	Crown White Matt Emulsion	•	•	•	•
	Floors:	Concrete Ground Floor / Chipboard First Floor	•	•	•	•
	Window Cills:	White Satin MDF	•	•	•	•
	Stairs:	Timber Stair - White Satin MDF Strings	•	•	•	•
	Balusters:	White Satin Stop Chamfered Balusters	•	•	•	•
	Newel Posts:	White Satin Stop Chamfered Newels	•	•	•	•
	Newel Caps:	White Satin Flat Top Newel Caps	•	•	•	•
	Handrail:	White Satin Heavy Duty Handrail	•	•	•	•
	Skirting:	White Satin 94x14 MDF Grooved & Chamfered	•	•	•	•
	Architrave:	White Satin 69x18 MDF Grooved & Chamfered	•	•	•	•
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
	Ironmongery:	Chrome SR100 Door Furniture	•	•	•	•
KITCHEN	**Hob Splashback :**	Glass Splashback	•	•	•	•
	Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•	•	•
	Utility Tap:	Leisure Chrome Aquapace Tap			•	•
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
	Frontals:	Bellway Band B options ^^^	•	•	•	
		Bellway Band C options ^^^				•
	Units:	Frontal Matching Table Ends	•	•	•	
		Unit Framing				•
	Worktops:	40mm Square Edge Worktops with upstand	•	•	•	•
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink	•	•		
		Leisure Eaton Bowl & Half SS Sink			•	
		Leisure Atlanta Bowl & Half SS Sink				•
	Utility Sink:	Leisure Eaton Single Bowl SS Sink			•	
		Leisure Atlanta Single Bowl SS Sink				•
	Appliances Oven:	Electrolux Single Oven KOFGH00BX	•	•	•	
		Electrolux Single Oven KOFGH40TX				•
	Appliances Hob:	Electrolux Induction Hob LIT6043	•	•	•	•
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•	•	•
	Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S	•	•	•	•
	Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L	•	•	•	•
	Appliance Washing Machine:	Electrolux Washing Machine E772F402BI	•	•	•	•
WET ROOMS	**Cloaks - WC:**	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡	•	•	•	•
	Cloaks - Basin:	Roca Wash Hand Basin ♤	•	•	•	•
	Cloaks - Brassware:	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•
	Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim			•	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim				•
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡	•	•	•	•
	Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^^	•	•		
		Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)			•	
		Roca DEBBA 550 WHB with Semi Pedestal ^^				•
	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•	•
	Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	
		Bristan SAIL Chrome Bath & Basin Mixer Taps				•
	Bathroom - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♤	•	•	•	•
	Bathroom - Shower:	Mira MINIMAL Single Thermostatic Shower †	•	•	•	
		Mira MINIMAL Single Thermostatic Shower ◊				•
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * ♣	•	•		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim * ♣			•	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ♣				•
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡	•	•	•	•
	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	•	•	•	
		Roca DEBBA 550 WHB with Semi Pedestal				•
	En-Suite - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel ♤				•
	En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	
		Bristan SAIL Chrome Bath & Basin Mixer Taps				•
	En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower ▼▼				•
	En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Brushed Trim *			•	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *				•

			1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
MECHANICAL	**Radiators:**	Stelrad Elite Low Surface Temperature Steel Panel Radiators	•	•	•	•
	Towel Warmers:	Flat Chrome to Cloakroom, Bathroom & Ensuite 1 ♤			•	•
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•	•
ELECTRICS	**Home Working:**	Dedicated Power, USB & Data Points			•	•
	Safety - Heat:	Heat Detector DET ♤♤	•	•	•	•
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit:	Slimline Tri-Light	•	•	•	•
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•	•	•
	Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
	Communications - TV:	TV Point to Living Room & Bedroom 1	•	•	•	•
	Communications - Data:	Cat 6 Network Point to Living Room & Study	•	•	•	•
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	•	•	•
EXTERNALS & MISC	**Build Method:**	Masonry ###	•	•	•	•
	Maintenance:	External Tap			•	•
	Number Plaque:	Artisan Number Plaque	•	•	•	•
	Footpath & Patio:	Grey PCC Flags 450x450x32's ###	•	•	•	•
	Landscaping - Front:	Medallion Turf & Landscape Planting **	•	•	•	•
	EV Charging Terminal:	Pod Point 7kw Solo Universal @ ^	•			
		Universal Socket 7kW ⬒ @		•	•	•

* full height to shower enclosure
** refer site landscape layout
▼ where layout allows
▼▼ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
† over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
plot specific, refer site layout
◊ where provision of shower tray allows
♣ full height around bath where shower provided as standard
♦♦ consult with sales executive for specific development details
♤ housetype dependent - liaise with sales executive
♤♤ kitchen only
♤♤♤ fire rated as necessary
^ mounting position is plot specific, refer to site layout
⬒ refer site layout
^^ semi recessed basin if AD M4(ii) applicable

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year NHBC warranty

Apartment Specification

			1 Bedroom	2 Bedroom
FINISHES	**Entrance Doors:**	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
	Ceilings:	Crown White Matt Emulsion	•	•
	Walls:	Crown White Matt Emulsion	•	•
	Floors:	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	•	•
	Window Cills:	White Satin MDF	•	•
	Skirting:	White Satin 94x14 MDF Grooved & Chamfered	•	•
	Architrave:	White Satin 69x18 MDF Grooved & Chamfered	•	•
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•
	Ironmongery:	Chrome SR100 Door Furniture	•	•
KITCHEN	**Hob Splashback :**	Stainless Steel Splashback	•	•
	Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•
	Frontals:	Bellway Band B options ^^^	•	•
	Units:	Frontal Matching Table Ends	•	•
	Worktops:	40mm Square Edge Worktops with upstand	•	•
	Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink	•	•
	Appliances Oven:	Electrolux Single Oven KOFGH00BX	•	•
	Appliances Hob:	Electrolux Ceramic Hob EHF6140ISK	•	•
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•
	Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•
	Appliance Dishwasher:	Removeable Unit 450 (inc Feed & Waste) ††	•	•
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste) ♤	•	•
WET ROOMS	**Bathroom - Storage:**	Recessed Storage Shelving	•	•
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	•	•
	Bathroom - Basin:	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•
	Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
	Bathroom - Shower:	Over Bath Mira MINIMAL Single Thermostatic Shower †	•	
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ♠	•	
		1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim ♠		•
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate		•
	En-Suite - Basin:	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		•
	En-Suite - Brassware:	Bristan PISA Chrome Basin Mixer Taps		•
	En-Suite - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♤		•
	En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower		•
	En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *		•

			1 Bedroom	2 Bedroom
MECHANICAL	**Hot Water:**	Hot Water Heat Pump Cylinder	•	•
	Controls:	Heaters individually controlled	•	•
	Radiators:	Electric Panel Heaters	•	•
	Towel Warmers:	Flat Chrome to Bathroom (electric)	•	•
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV ⬕⬕	•	•
ELECTRICS	**Communications - Access:**	Video Entry System	•	•
	Safety - Heat:	Heat Detector DET ♤♤	•	•
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•
	Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•
	Lighting - Kitchen Under Unit:	High Output Tri-Light	•	•
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•
	Communications - TV:	TV Point to Living Room & Bedroom 1	•	•
	Communications - Data:	Cat 6 Network Point to Living Room	•	•
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	•
EXTERNALS & MISC	**Balcony:**	Balcony ◊◊	•	•
	Build Method:	Masonry ‡‡‡	•	•
	Shared Parking Areas:	Bitmac Black ♦♦♦	•	•

* full height to shower enclosure
† over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
†† at build stage
‡‡‡ plot specific, refer site layout
◊◊ where shown on layouts
♠ full height around bath where shower provided as standard
♦♦ consult with sales executive for specific development details
♦♦♦ plot dependent
♤ housetype dependent - liaise with sales executive
♤♤ kitchen only
⬕⬕ purge ventilation included to all ground floor bedrooms
^^^ soft close mechanism to doors & drawers

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10 year NHBC warranty

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.

*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.

Dedicated to delivering quality

An enhanced specification is a Bellway hallmark.

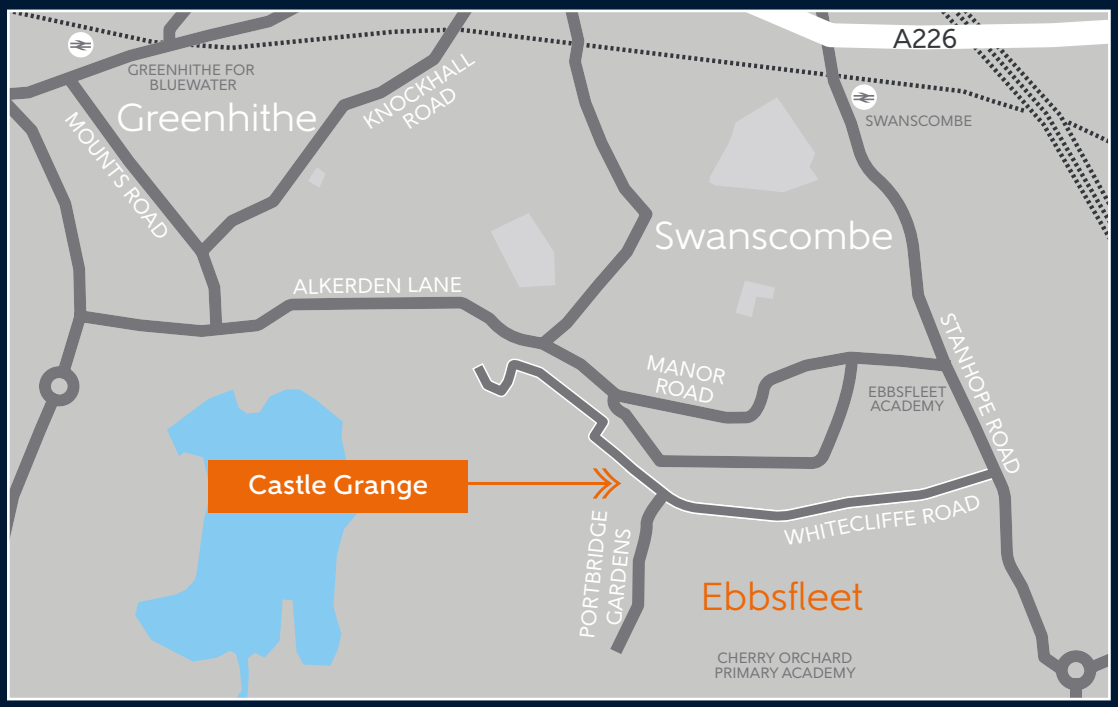
All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

How to find us



Bellway

NEW HOMES QUALITY CODE

Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.